

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

August 23, 2000

SUBJECT:

Detailed Application CPD2000-0004D for
Comprehensive Planned Development
CPD1999-0004, Fallsgrove

Applicant: Fallsgrove Associates
c/o The Cox Companies
8381 Old Courthouse Road, #160
Vienna, VA 22182

Owner: Fallsgrove Associates

Date Filed: June 9, 2000

Location: A portion of the former Thomas Farm,
near the corner of Darnestown Road
and West Montgomery Avenue,
generally described as Phase I.



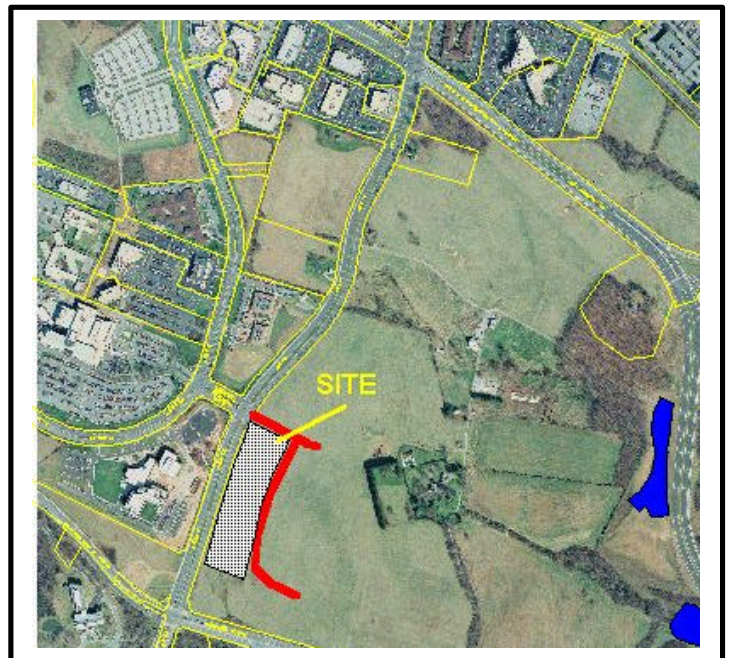
Proposed Location

REQUEST:

The applicant seeks detailed (final) approval for 359 multi-family units at the above location. The units will be in 12 multi family buildings that are each four stories tall. In addition, the application includes 44 Moderately Priced Dwelling Units (MPDUs) scattered throughout the buildings.

PREVIOUS RELATED ACTIONS:

- CPD99-0004, Concept Plan Application for Comprehensive Planned Development approved by the Mayor and Council, February 22, 2000.
- CDP2000-0004A, Detailed Application for Infrastructure and Roads, Part I. Approved by the Planning Commission on July 26, 2000.
- CPD2000-0004H, Detailed Application for a Stormwater management facility and a spur road. Approved by the Planning Commission on September 13, 2000.



ANALYSIS:

Background

On February 22, 2000, the Mayor and Council approved CPD99-0004, authorizing development on the former Thomas Farm site, now known as Falls Grove. The approval authorized a total of 1,530 dwelling units, 150,000 square feet of commercial retail and 950,000 square feet of office/research and development space. A Comprehensive Planned Development is implemented through the approval of individual detailed applications for all or part of a development as required in Section 25-656 of the Zoning Ordinance. This application is part of a series of detailed applications.

Property Description

Falls Grove consists of approximately 254 acres bounded by Shady Grove Road, Darnestown Road, West Montgomery Avenue and Research Boulevard. The topography varies from rolling farmland on a majority of the site to an upland forest area near the intersection of Gude Drive and West Montgomery Avenue.

Proposal

The applicant requests detailed application approval for 359 multi-family units on approximately 11.21 acres of land, generally in the area of the intersection of Darnestown Road and Shady Grove Road. The units will be in 12 buildings that are each four stories in height.



Eight of the buildings are oriented towards streets, with the main entrance of the development being from Falls Grove Drive. This entrance is directly opposite the future retail center at Falls Grove. Three of the buildings will face Falls Grove Drive. The middle building of these three, Building 1, will be considered the main building and will house the sales office and community center. It is facing a

circular entrance drive that will serve as an entry feature for the development. Behind this building will be the community pool and public open space that will provide amenities such as pathways and benches for the residents of the development

The circular entrance drive in front of Building 1 does not connect to the rest of the development. Two entrances oriented towards the interior of Fallsgrove, or the proposed Madison Creek Drive (referenced on the plans as "Street A") will provide access to the balance of the site. The proposed Madison Creek Drive was approved as part of the first Detailed Application, CPD2000-0004A. There will be no direct vehicular access to Shady Grove Road. Three buildings will face the proposed Madison Creek Drive ("Street A") directly to the south of the development.

Moderately Priced Dwelling Units (MPDUs)

There are 44 MPDUs as part of this application, and they are dispersed throughout the development. No building will contain more than seven MPDUs. The dispersal and number of MPDUs (12.5 percent of the total number of units provided) is consistent with the Concept Plan. The number of MPDUs is broken down as follows:

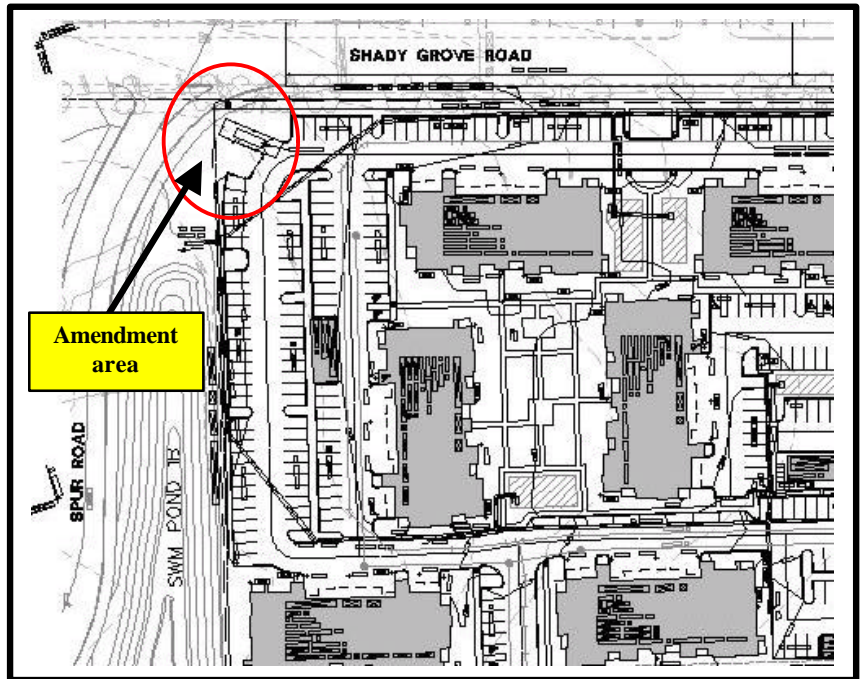
<i>Building Number</i>	<i>Number of MPDUs</i>
1	0
2	2
3	1
4	5
5	2
6	1
7	7
8	4
9	5
10	5
11	5
12	7
<i>Total</i>	<i>44</i>

STAFF RECOMMENDATION:

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of the following detailed plans, studies and computations:

- a. Stormwater Management (SWM) concept computations to support the plan for the on-site BMPs.
 - b. Sediment control plans.
 - c. Public Improvement plans (water and sewer, storm drain and paving).
 - d. Any notes on the plans.
3. No permits shall be issued until approval by Montgomery County of the proposed spur road and SWM area as outlined within Detailed Application CPD2000-0004H
 4. Bonds be posted and permits obtained from DPW and MDE.
 5. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
 6. All street names must be established and approved by the Planning Commission as outlined in Section 25-742(b)(7) of the Zoning Ordinance. No record plats will be accepted until street names are established by the Planning Commission.
 8. That the area of the site plan, outlined on Planning Commission Exhibit "A" (and shown at right) be modified to show compatibility and consistency with the approved plan for the spur road connection as approved via Detailed Application CPD2000-0004H. A property line adjustment may be required as part of this condition. Property line adjustment and site plan modifications must be shown on the final plat and signature set of drawings for the project.



TRANSPORTATION

Traffic

A traffic study was done as part of the Concept Plan approval, and this application is in compliance with the approved Concept Plan. Mitigation of the traffic impacts were required as part of the Concept Plan. Mitigation measures include the construction of improvements to 12 intersections,

construction of a transit center, payment of \$1.6 million for Transportation Demand Management (TDM) measures, and construction of on-site roads.

This application does not trigger any traffic-related improvements.

Parking

Based on the number of units, the development is required to have 507 parking spaces. There will be 617 spaces provided in the form of surface lots, garage spaces, tandem spaces and accessory garage parking. There will be 402 surface spaces, 88 garage spaces, which are provided within the multi-family building structure, 88 tandem spaces in front of the previously mentioned garage spaces, and 24 spaces provided in accessory garages on the site. Of these accessory garages, three buildings will each house five spaces, and one garage will provide nine spaces. There are also 15 handicap spaces provided.

Included in the numbers above will be angle parking in front of building one, which is the main entrance from Falls Grove Boulevard. There will 14 spaces provided, which includes handicap spaces. This parking will serve the clubhouse, sales area and the clubhouse.

There are also a limited number of parallel spaces on the internal streets of the development, as well as some of the perimeter streets. These areas will accommodate visitor parking. Parking on public streets, although allowed, shall not be marked, and is not included in the required parking numbers for the site.

Pedestrian Access and Bicycle Paths

The entire site is interconnected via pedestrian paths and sidewalks. Pedestrian access is provided to the road south of the project, which will have part of the bicycle path network and a bus shelter. Pedestrian and bike access is also provided to the adjacent retail site. In addition, a bike path on Shady Grove Road will run the length of the development on the Shady Grove Road frontage, providing additional access to the retail center, other points within the development, and areas outside of the city limits.

Transit

The Concept Plan shows a multi-modal transit stop as part of the retail center. This multi-family area is adjacent to the retail center and in close proximity to the transit center associated with the retail center. The development will provide easy access via walking or biking to on-site amenities, the amenities and transit facilities associated with the retail center, and overall community facilities located within close proximity.

STORMWATER MANAGEMENT

The SWM facility located at the intersection of Shady Grove Road and Darnestown Road serves this site. This SWM area, approved by Detailed Application CPD2000-0004H, is an area the approved Concept Plan has identified as a SWM and Transportation dedication area. The ponds with this SWM facility are referenced on the approved Detailed Application as ponds 1A and 1B. The SWM facility

is to be bisected by rough grading for a proposed spur road connection from Darnestown Road to Shady Grove Road. The ponds will be dedicated to the City of Rockville, with the spur road right-of-way ultimately being transferred to Montgomery County for the construction and maintenance of the spur road connection.

A condition of approval for this application is that the final SWM facility/spur road design, as approved by the City of Rockville Planning Commission, receives approval by Montgomery County.

LANDSCAPING

There is approximately 3.87 acres of open and green space proposed with this application. A landscape plan for the site has been provided as Planning Commission Exhibit "B."

Forest/Tree Preservation

See condition number five (5).

Equipment Screening

All transformers or telecommunications equipment is required by the City of Rockville to be placed underground. Any equipment that the applicant proposes to place above ground must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. This waiver must be approved by the City of Rockville Planning Commission.

The Applicant has indicated that they will seek a waiver from the Planning Commission to allow Verizon Communications to place phone pedestals above ground. They have also indicated that they will provide landscape screening to mitigate any visual impacts of the phone pedestals.

STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier. Staff believes the layout of the site is functional and convenient, with particular attention given to four-sided architecture. The architecture of the buildings, particularly on major streets, will give the project an interconnected feel. Numerous open spaces and proximity to community amenities further enhance the connectivity of the various buildings. There are no tot lots proposed with this application, but the site is near the community center for the Falls Grove Development that will contain a playground.

Staff also believes the density and scale of the project is appropriate given the transit-oriented nature of the community and the proximity to the village center and multi-modal transit center.

Staff endorses this application as meeting the full intent of the multi-family component of the approved Concept Plan and the accompanying resolution.

NOTIFICATION

Notices were sent to approximately 1,650 residences, businesses and association presidents. Some of the subdivisions include, but were not limited to, Glenora Hills, Rockshire, the Willows, Carter Hill, Watts Branch Meadows, Cambridge Heights, Ivy Woods and Flintledge Estates.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

Staff believes that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of Fallsgrove. As a result, staff recommends approval of Detailed Application CPD2000-0004D for 359 multi-family residential units and the accompanying amenities, with the conditions noted above.

Attachments